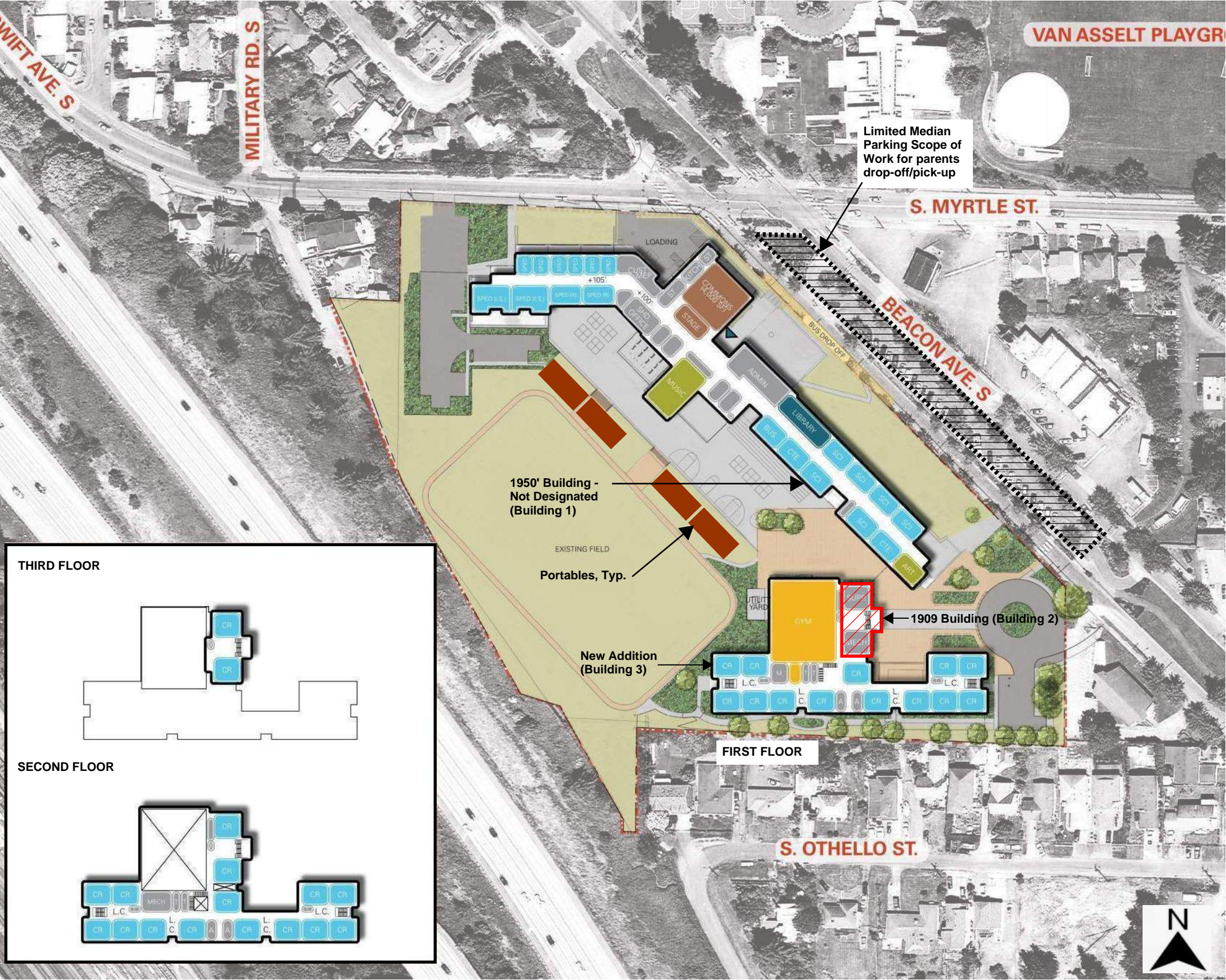


VAN ASSELT SCHOOL ADDITION /

Seattle Landmark Preservation Board Architectural Review Committee Meeting Certificate of Approval



SELECTED OPTION - SITE PLAN



Project Description:

The existing Van Asselt School site serves as an interim site for Seattle Public Schools and must be expanded and renovated to provide capacity for up to 1,000-student middle schools that will be renovated or replaced as part of the BEX V Levy. The site is comprised of several buildings.

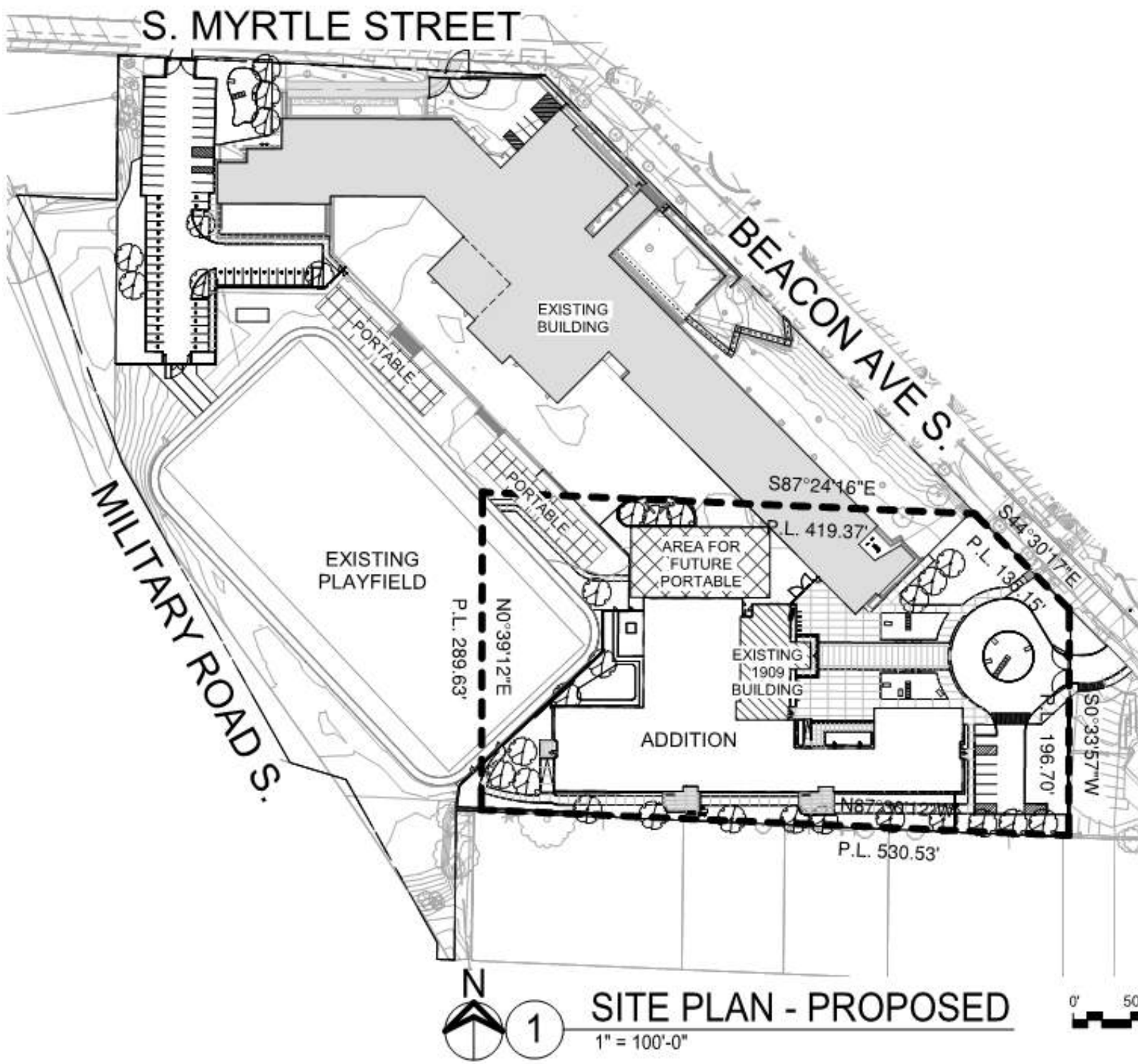
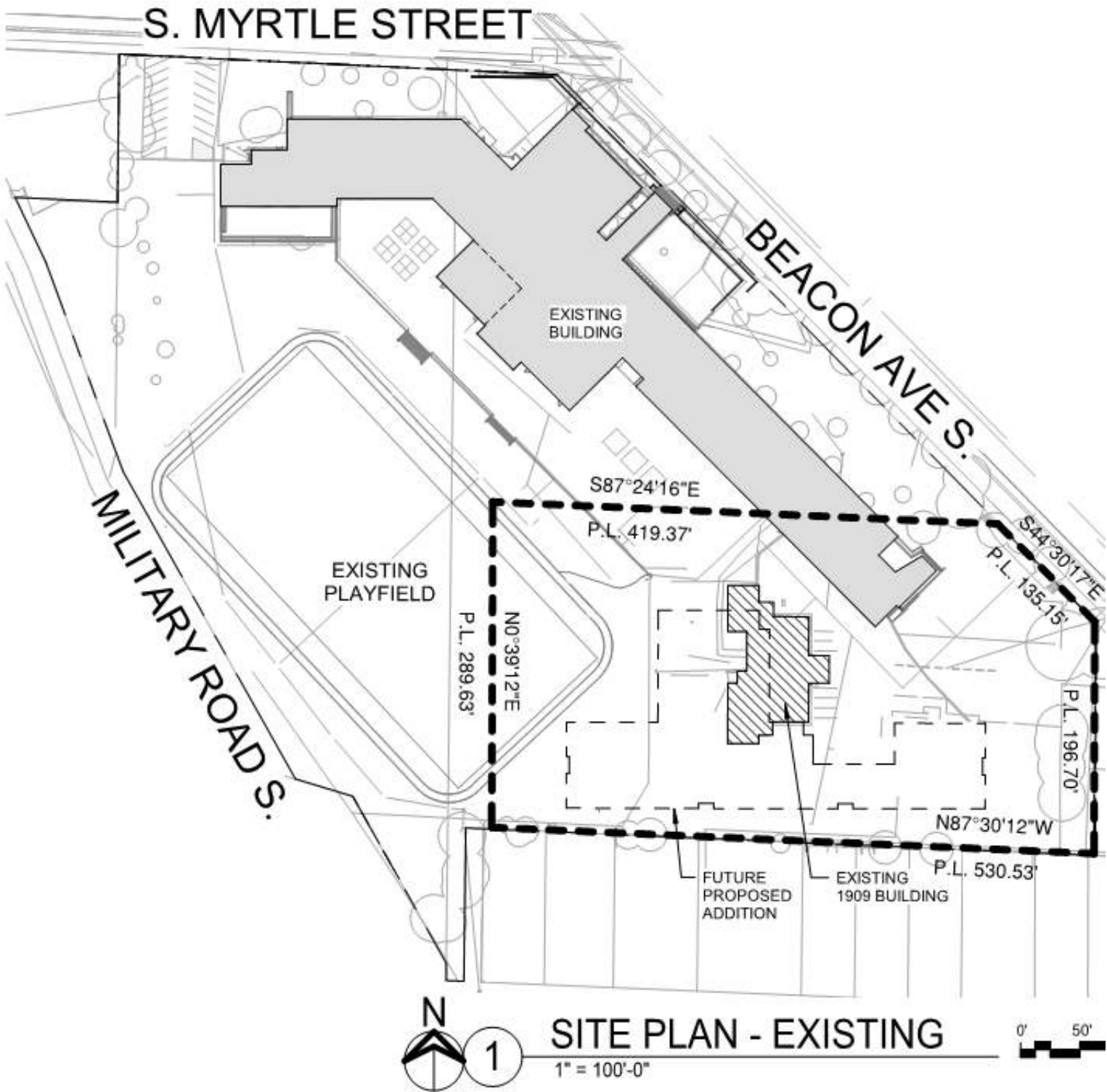
The one-story main building (Building 1), built in 1950, is not landmarked and most recently housed Wing Luke Elementary. The building will be occupied by Kimball Elementary School in 2021 through 2023, and during construction of the proposed project.

'Building 2' was constructed in 1909 (with an associated 1940 addition and 2002 addition) and is closed and not currently utilized by the school. Only the 1909 portion of the building was designated as a landmark. The proposed renovation to the 1909 building will include the demolition of the 1940 and 2002 additions, four renovated classrooms, mechanical and boiler room, and student locker areas, reviving the original use of the building for teaching and learning.

'Building 3' is the proposed addition, which will be located to the west and south of the existing 1909 building. It will include 26 new classrooms, a new middle school sized gymnasium, learning commons areas, administrative space, and support space (restrooms, custodial spaces, mechanical and electrical rooms, etc).

The site around the 1909 building will be enhanced with a new entry drive, parking area, student plaza, and outdoor learning spaces. Four (4) portables are planned to provide flexibility to the different school programs that will occupy this site. An expansion of the parking area to the north will provide additional on-site parking spaces.

SELECTED OPTION - CONTROLS AND INCENTIVES PLAN



1909 BUILDING

- Exterior Scope of Work
- Interior Scope of Work

WINDOWS - Restoring Original Windows



Glazing to be obscured at windows looking into boiler room with film similar to above.



VANDAL PROOF
METAL MESH AT
BASEMENT WINDOWS



EXTERIOR WINDOW
DETAIL



INTERIOR WINDOW
DETAIL

Window Restoration Scope of Work:

- Removing or encapsulating asbestos containing glazing putty
- Painting exterior frames and sashes
- Replacing hardware at operable windows or fixing window sash in place
- Replacing broken glazing with in-kind material
- Adding new weather stripping
- Removing and patching surface rot
- Replacing rotten wood members for windows with structural deficiencies
- Finish touch up on the inside frame, sashes, and wood trim
- Providing translucent film at basement level glazing for the south and southeast facade windows (looking into the boiler room - as shown above).
- Replace vandal proof metal mesh at all basement level exterior windows.

EXTERIOR ENVELOPE



Exterior Envelope Scope of Work (East and North Elevations):

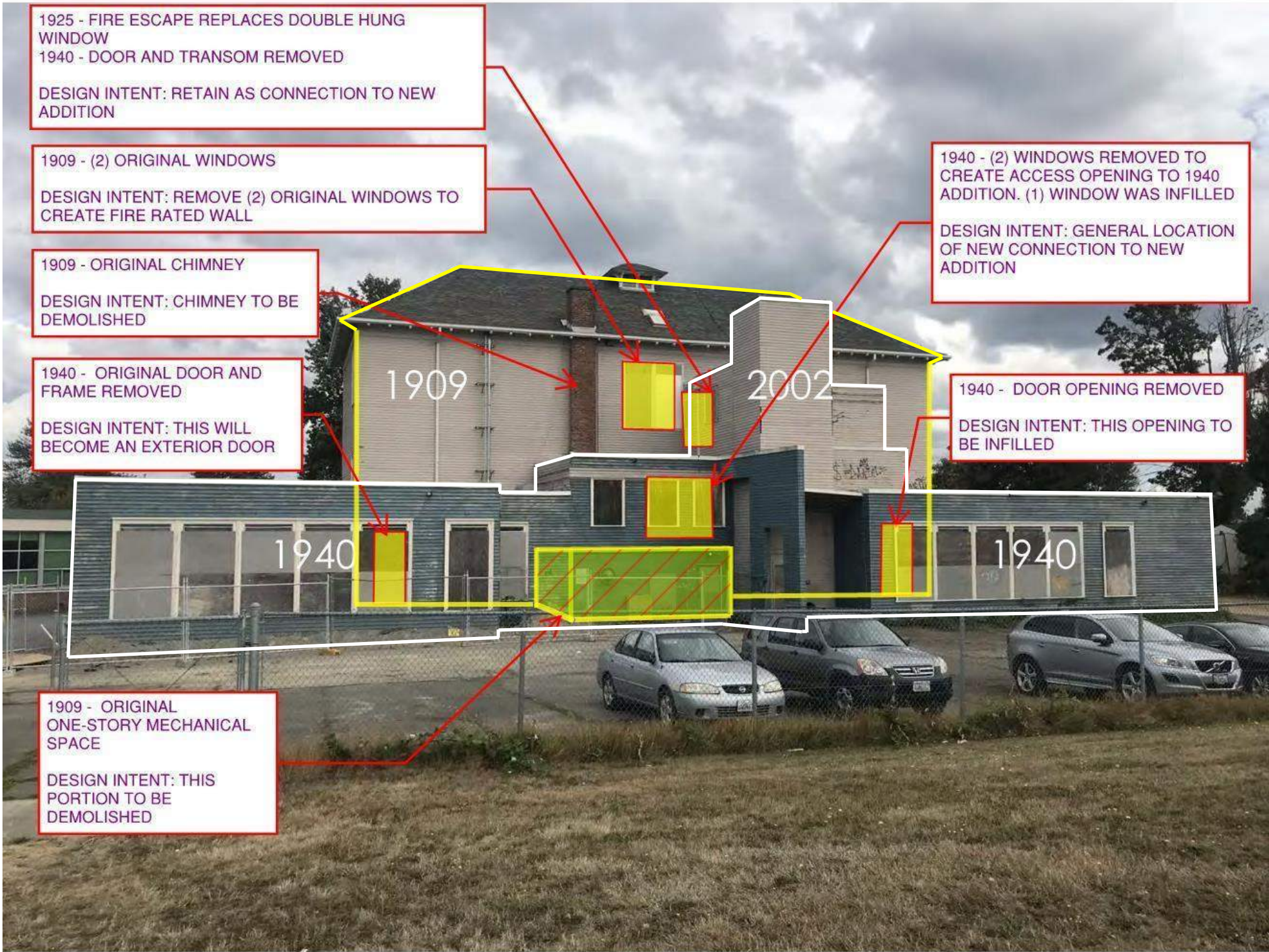
- Patching or replacing damaged wood siding, fascia boards, and wood trim with in kind material.
- Painting siding, fascia boards, and wood trim.
- Painting concrete foundation walls.
- Replacing exterior doors to match original flush door and half-light; Providing hardware per district standards.
- Removing (3) exterior modern light fixtures (flood lights) from the face of the building. Building will be illuminated with light posts.
- Preserving existing sign 'Van Asselt Public School'.



EXTERIOR DOORS DETAIL

EAST ELEVATION

EXTERIOR ENVELOPE



Exterior Envelope Scope of Work: (West Elevation)

- All portions of the 1940 and 2002 additions are being demolished (as shown by white outline).
- Some wood siding to be exposed in interior spaces adjacent to the new addition.
- See diagram for detailed scope of work.



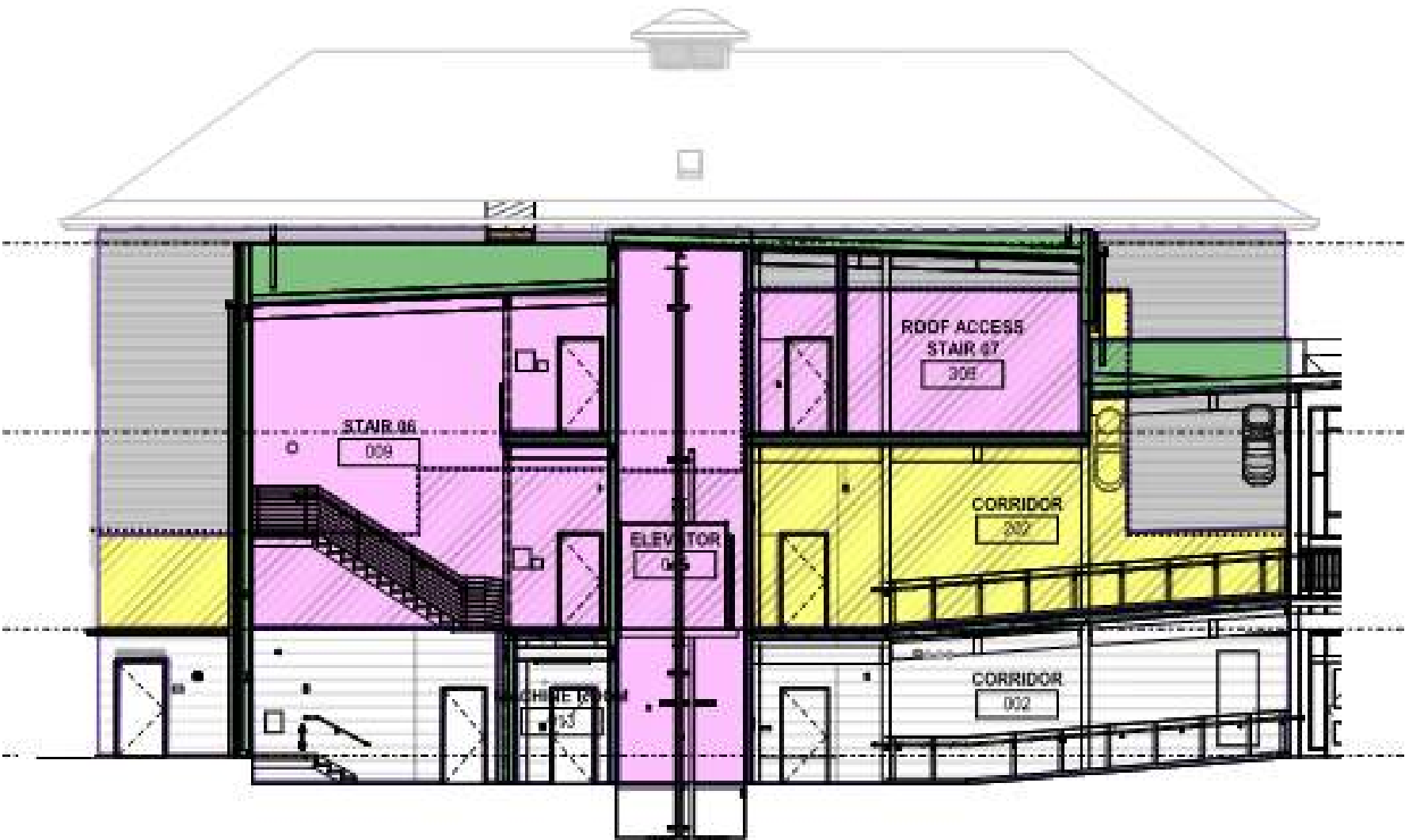
WEST ELEVATION

VAN ASSELT SCHOOL ADDITION /

EXTERIOR ENVELOPE

ELEVATION LEGEND

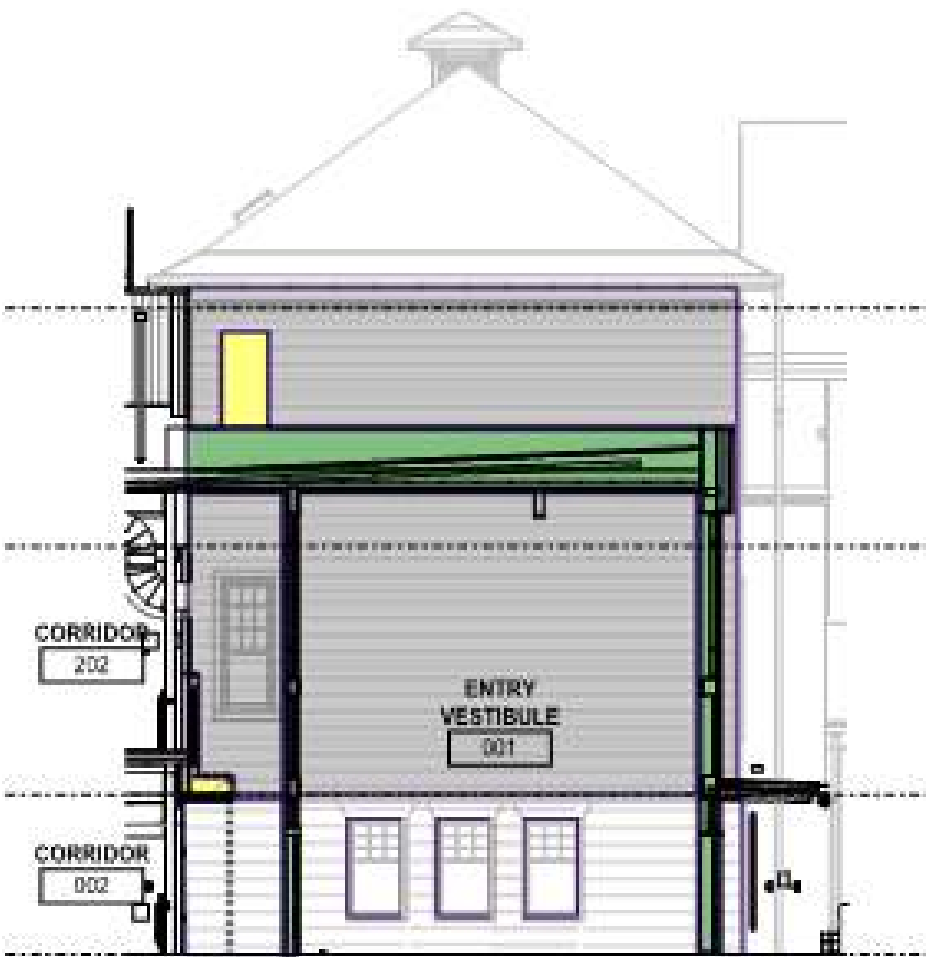
- NEW WOOD SIDING TO BE EXPOSED (MATCH EXISTING)
- EXISTING WOOD SIDING TO BE EXPOSED
- EXISTING WOOD SIDING TO BE REMOVED AT NEW ADDITION CONNECTION
- EXISTING WOOD SIDING / FOUNDATION TO BE COVERED BY DRYWALL
- EXISTING CONCRETE FOUNDATION TO REMAIN EXPOSED
- DIAGONAL HATCH INDICATES HISTORIC FABIRC DESTROYED BY CONSTRUCTION OF 1940 CLASSROOM ADDITION
- HEAVY DASH LINE DENOTES PROFILE OF 1940 CLASSROOM ADDITION TO BE DEMOLISHED



WEST ELEVATION

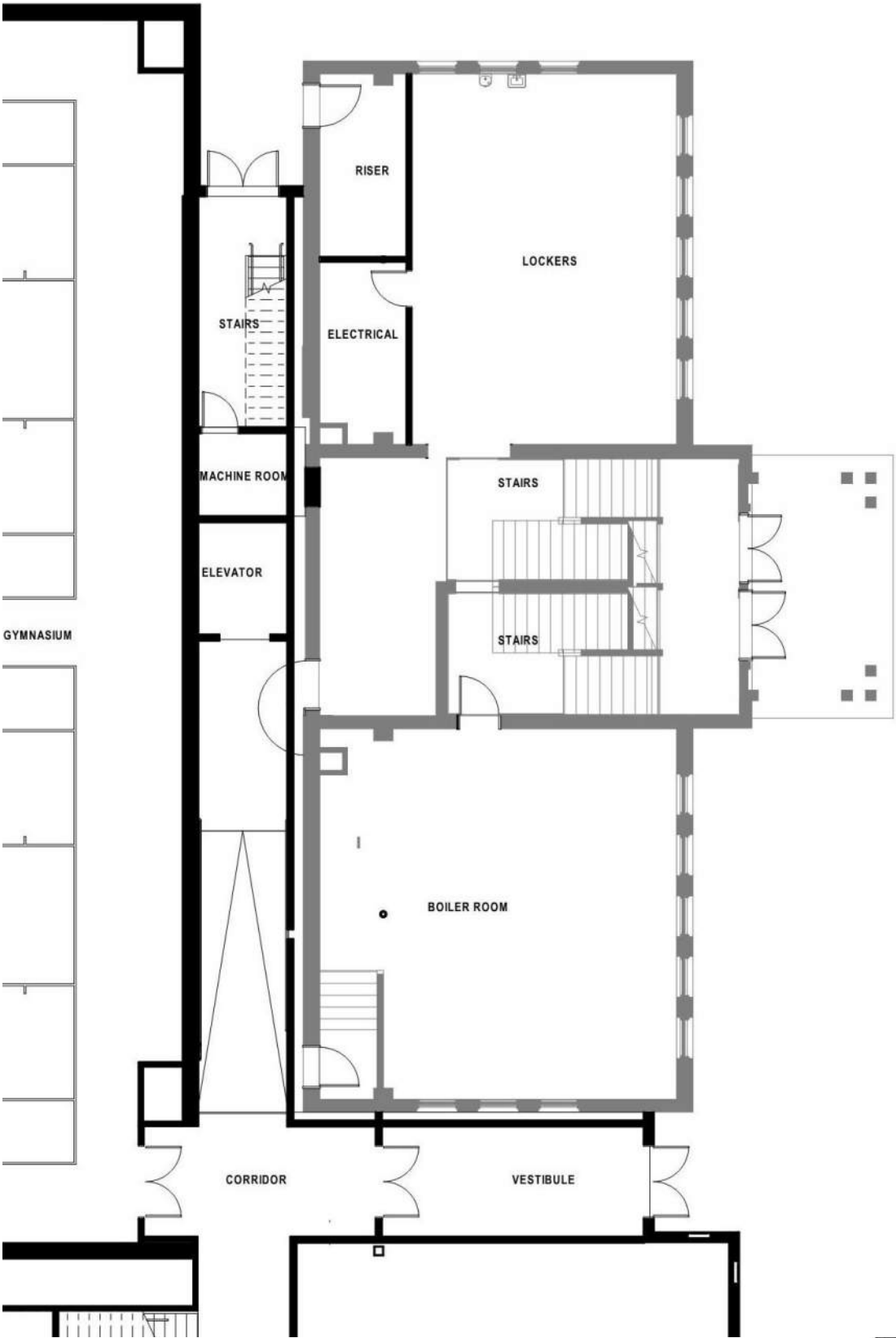
Exterior Envelope Scope of Work (South and West Elevations):

- Patching or replacing damaged wood siding, fascia boards, and wood trim with in kind material.
- Painting exposed siding, fascia boards, and wood trim.
- Painting exposed concrete foundation walls.
- One window on South Elevation, Third Floor, being removed because of conflict with new addition roof

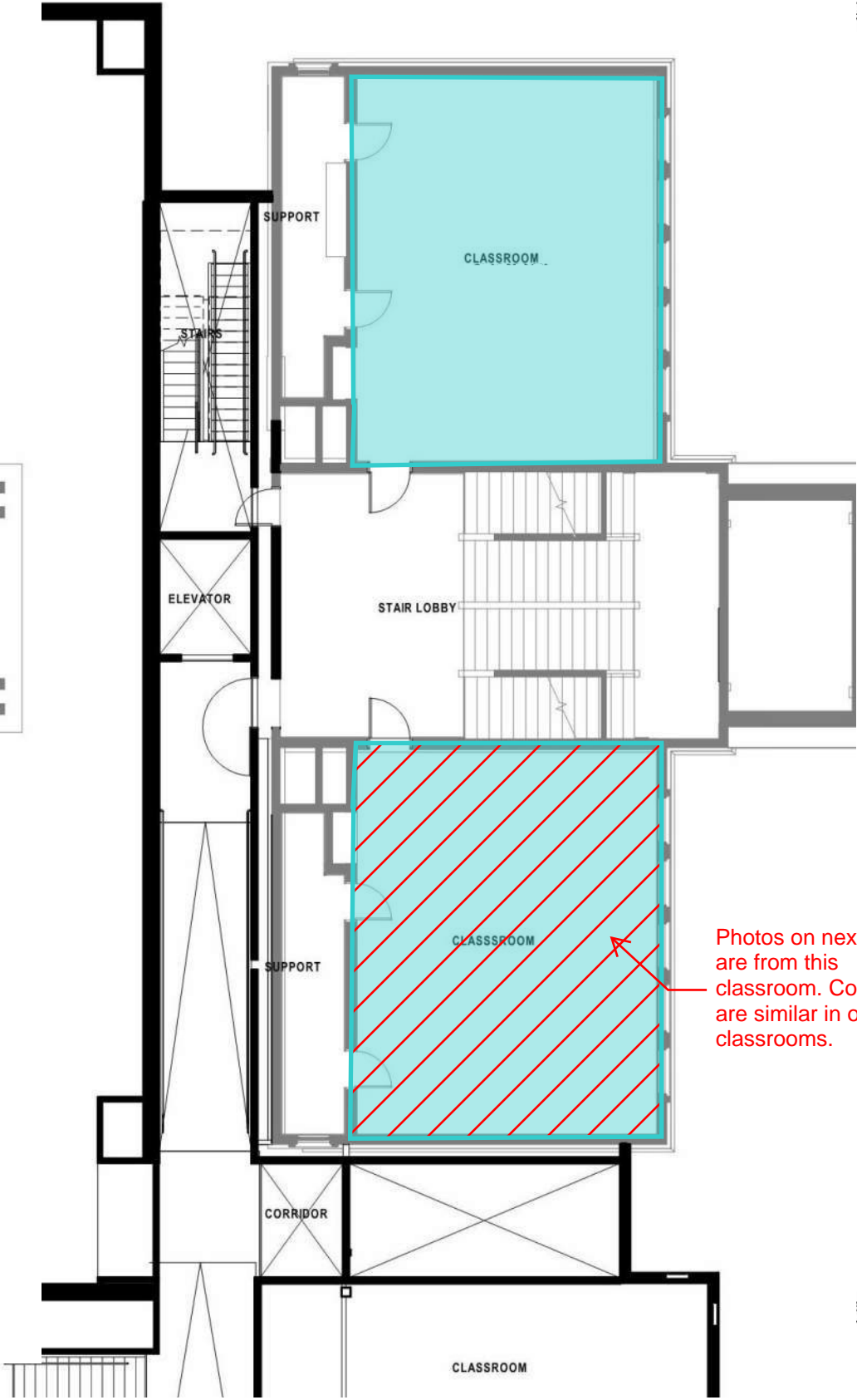


SOUTH ELEVATION

SYSTEMS APPROACH - CLASSROOMS

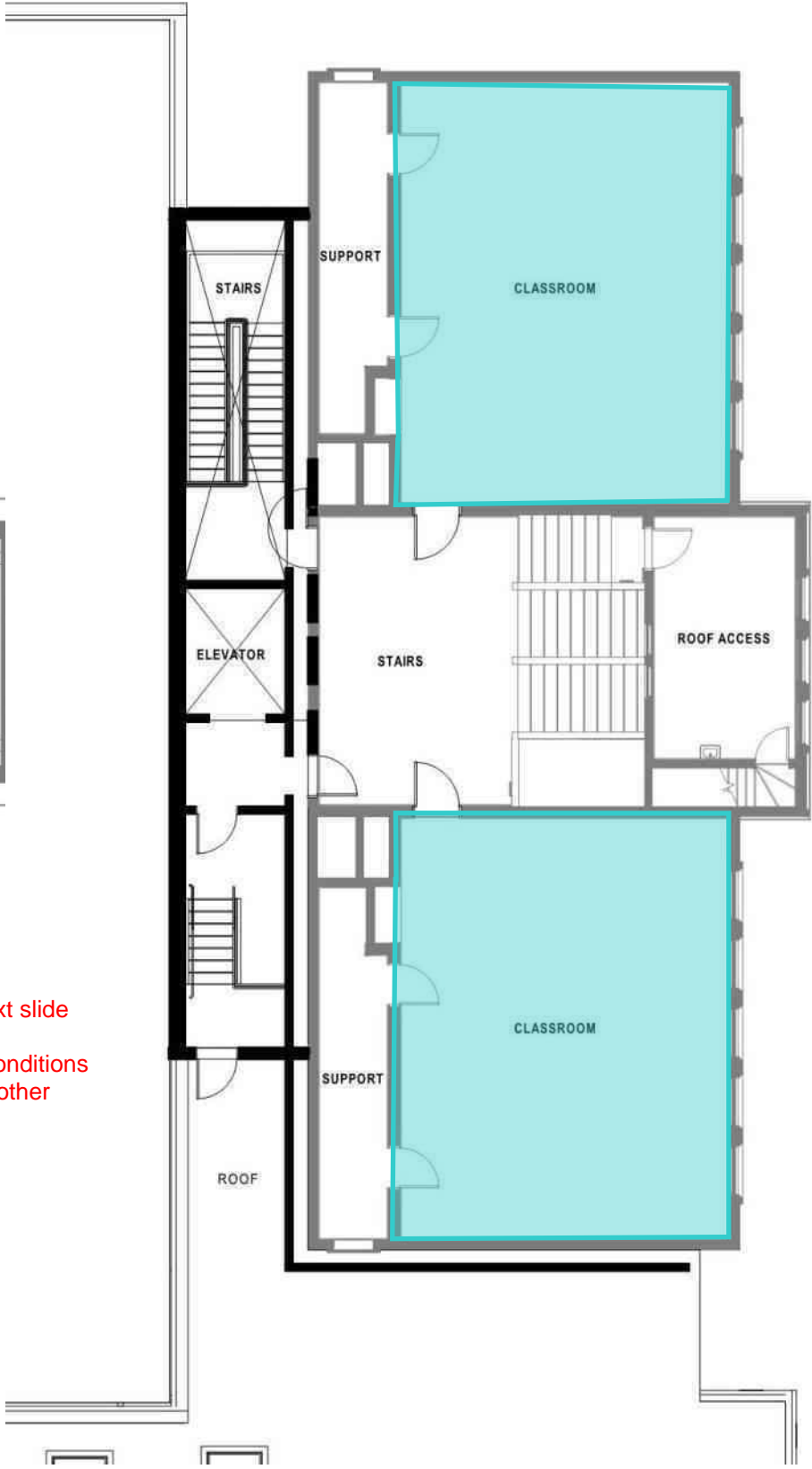


FIRST FLOOR (BASEMENT)



SECOND FLOOR

Photos on next slide
are from this
classroom. Conditions
are similar in other
classrooms.



THIRD FLOOR

SYSTEMS APPROACH - CLASSROOMS (EXISTING CONDITION)



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

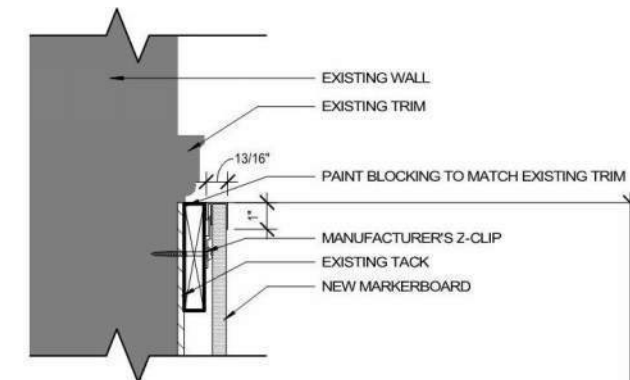
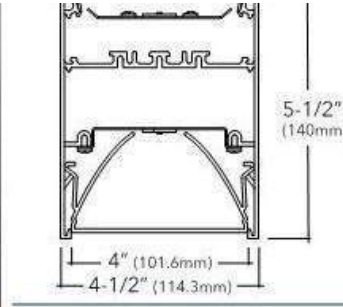


WEST ELEVATION

SYSTEMS APPROACH - CLASSROOMS (FLOOR 2 AND 3)



PENDANT LIGHT FIXTURE



MARKER BOARD ATTACHMENT DETAIL



RADIATOR



CONCEPT RENDERING OF RESTORED CLASSROOM

Classrooms - Scope of Work

Architectural:

- Retain, patch and repair original materials, where possible, at walls and floors.
- Remove existing ceiling tiles and plaster; replace with new drywall and acoustic treatment.
- Patch and paint plaster walls, and previously painted wood trim and plaster molding.
- New marker boards installed on top of existing chalkboards at teaching wall.

Structural:

- Minor seismic upgrades at wall to floor connections.

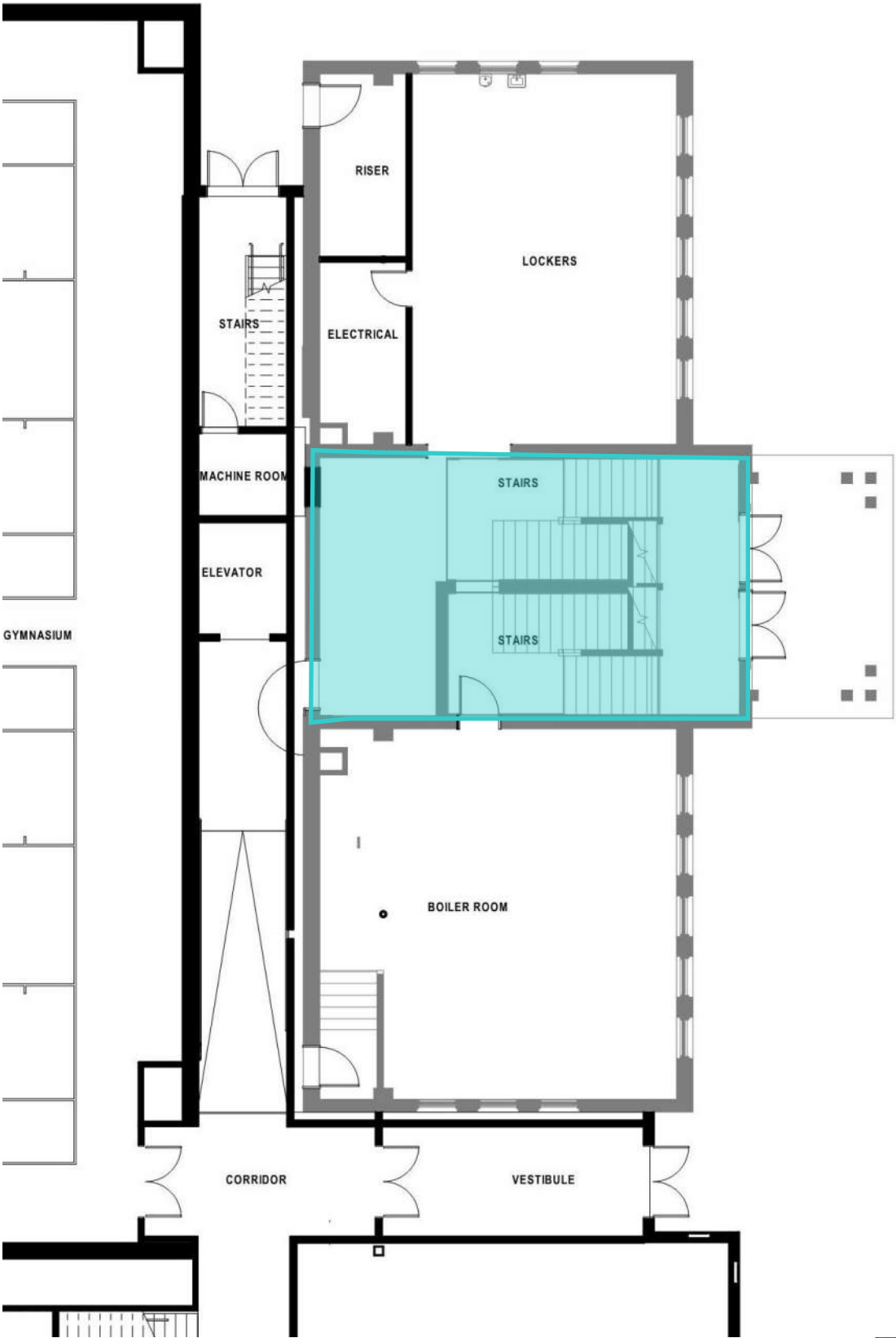
Electrical:

- Install new light fixtures
- Install new power and data
- Install new projector at teaching wall
- Route electrical systems through wall/ceiling cavities where practical; some exposed systems may be required.

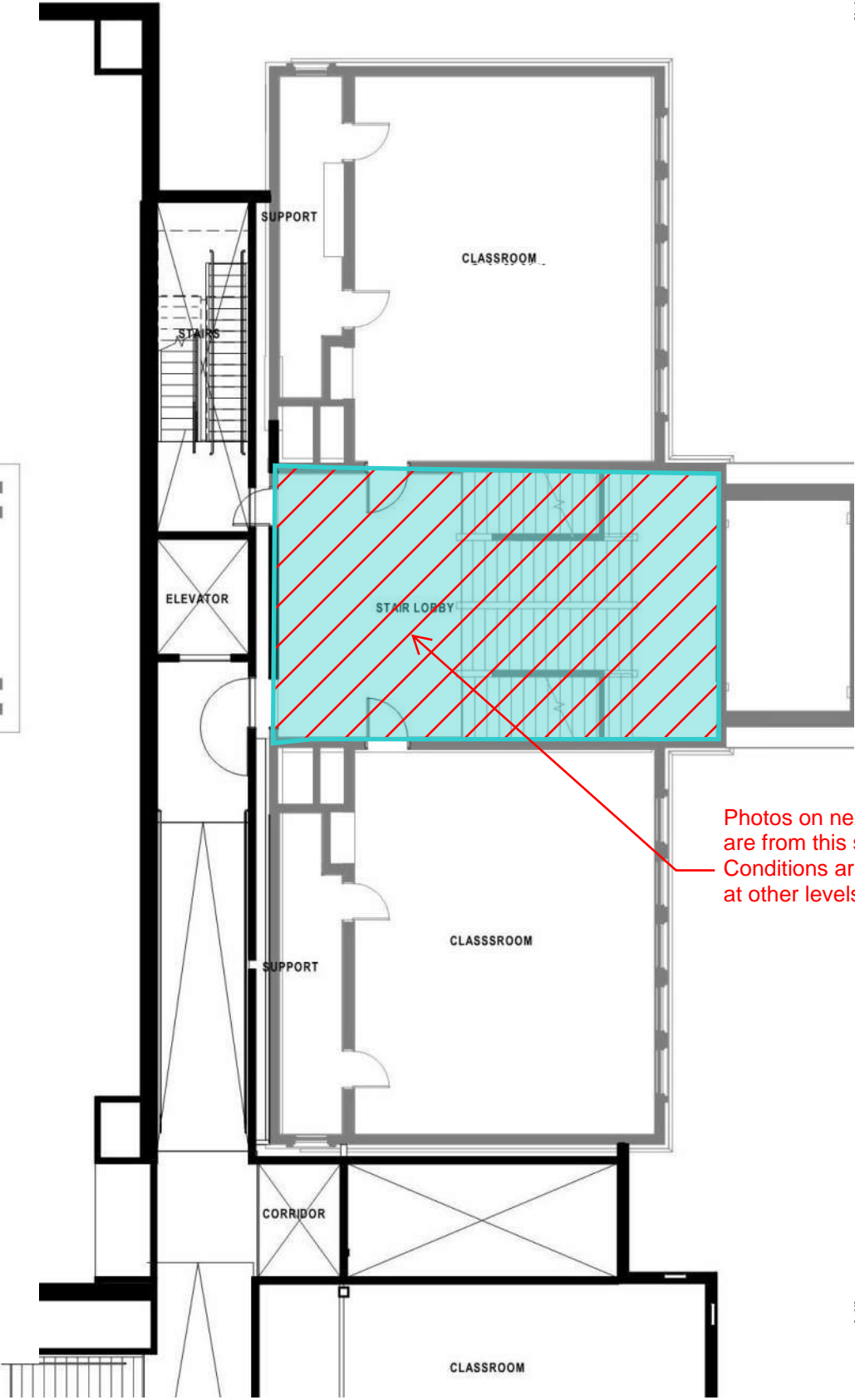
Mechanical:

- New ventilation grills located at top of west wall.
- New radiator located at east wall below the window sills.
- New ducts located in Support space (west of classrooms).
- Sprinkler system to be run between joist space at ceiling with exposed sprinkler heads.

SYSTEMS APPROACH - MAIN STAIR

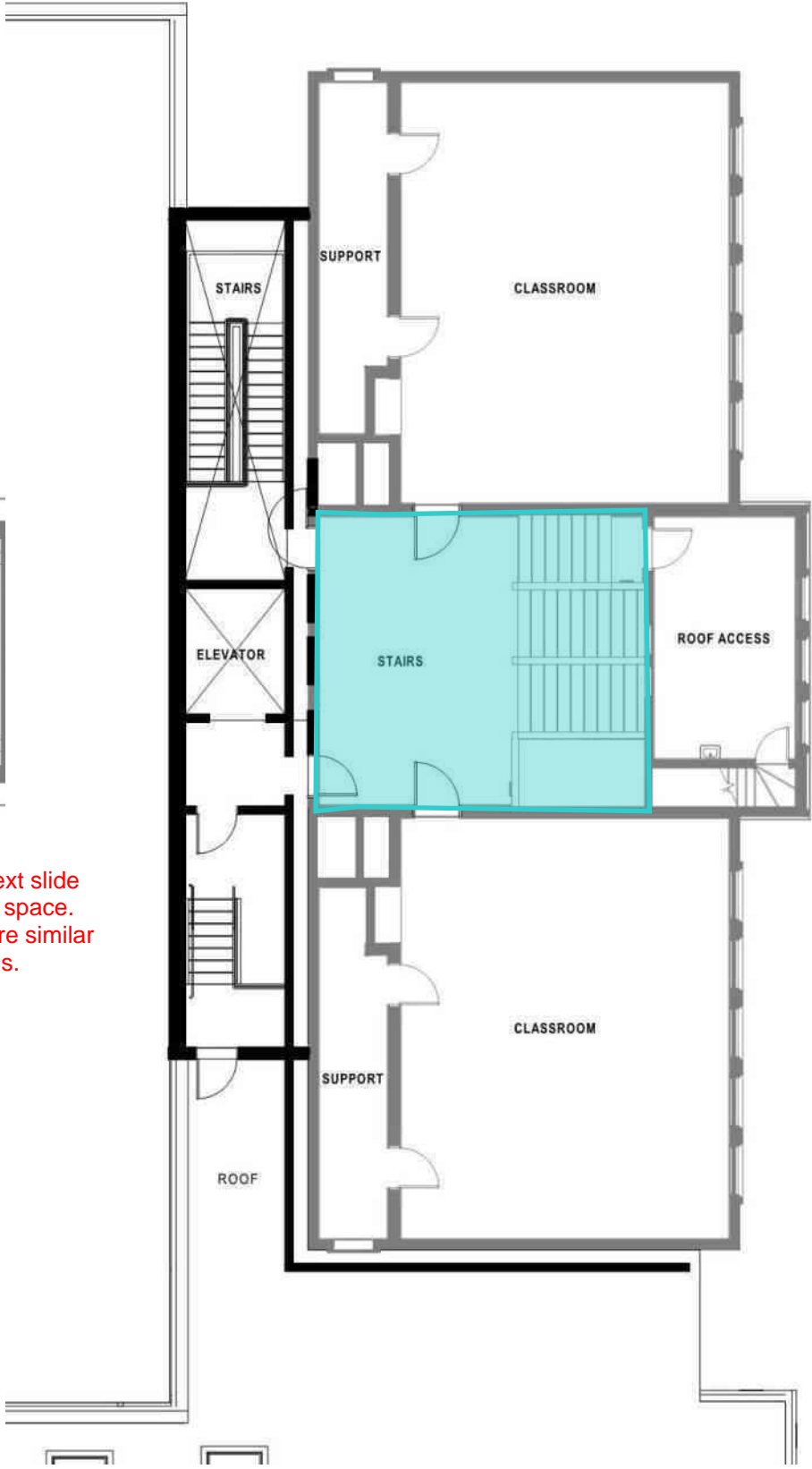


FIRST FLOOR (BASEMENT)



SECOND FLOOR

Photos on next slide
are from this space.
Conditions are similar
at other levels.



THIRD FLOOR

SYSTEMS APPROACH - MAIN STAIR (EXISTING CONDITION)



NORTH ELEVATION



EAST ELEVATION

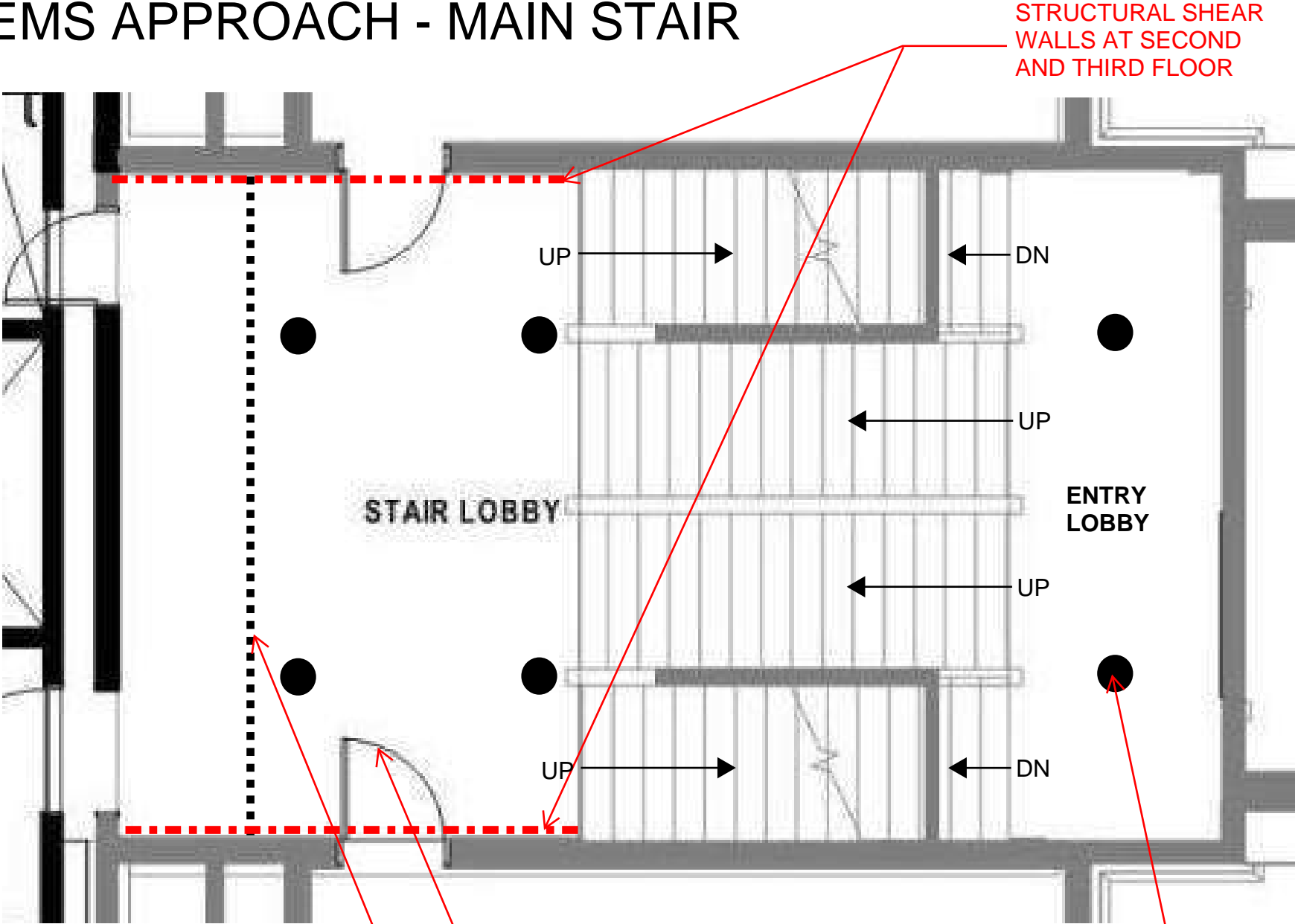


SOUTH ELEVATION



WEST ELEVATION

SYSTEMS APPROACH - MAIN STAIR



SCHOOL HOUSE LIGHT FIXTURE

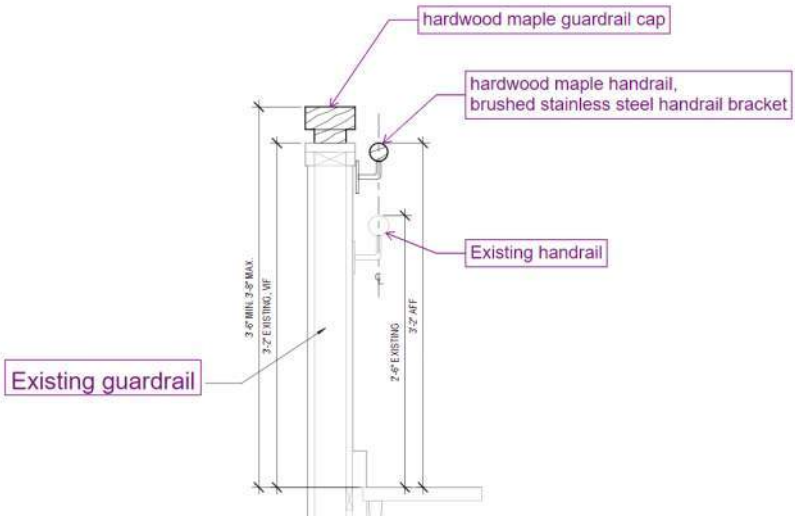
Main Stair - Scope of Work

- Architectural:
- Retain, patch and repair original material at walls, floors, ceilings, and stair.
 - Detail guardrail/handrail to meet code requirements (see detail below).
 - Door to classrooms will be replace with fire-rated door to match existing half-relight.

- Structural:
- Add seismic shear wall at portions of north and south walls; provide new plaster to match existing where plaster is removed.

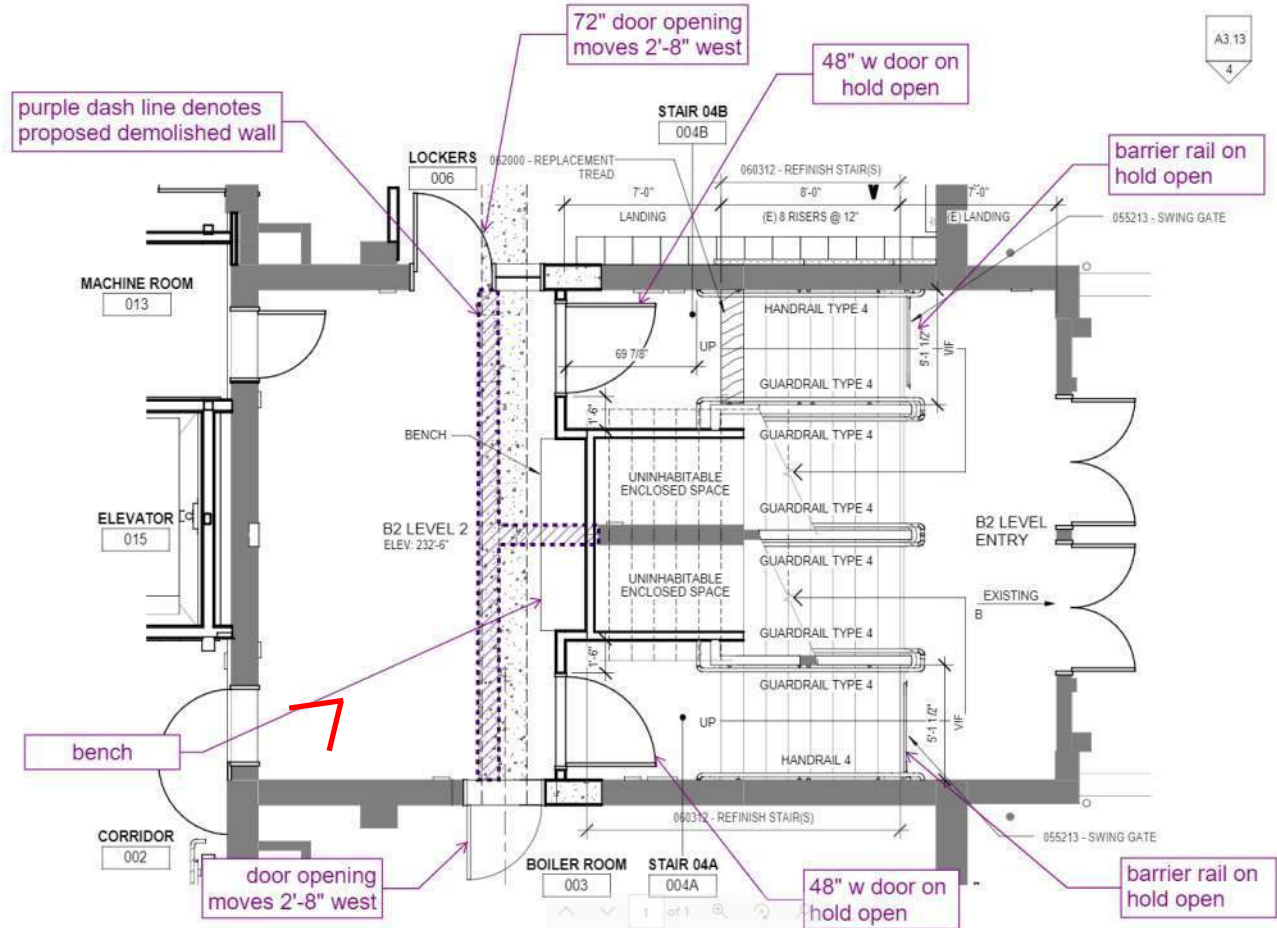
- Electrical:
- Provide new light fixtures.
 - Route electrical systems through wall/ceiling cavities where practical; some exposed systems may be required.

- Mechanical:
- New duct routing will require soffit at west wall.



GUARDRAIL DETAIL

SYSTEMS APPROACH - FIRST FLOOR (BASEMENT)



First Floor - Scope of Work

(Work is required to address code exiting/smoke control requirements)

Architectural: (Refer to floor plan)

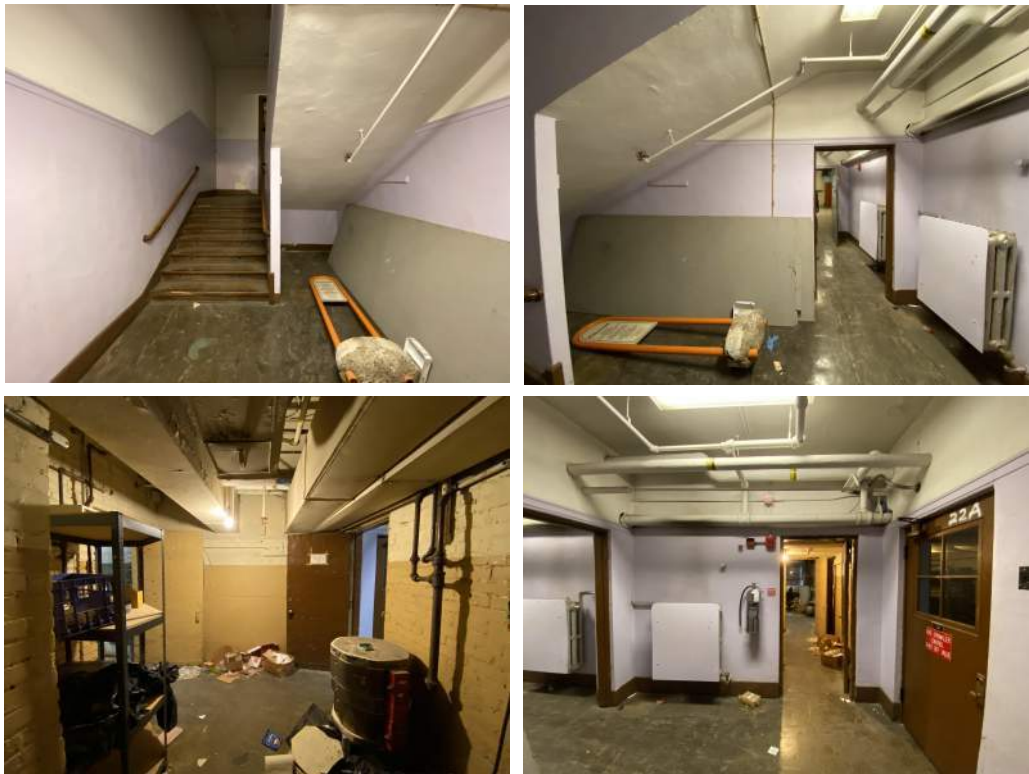
- Demolish limited existing walls.
- Build new walls.
- New doors on hold-open at new vestibule wall.
- Provide barrier rails on hold-open at landing (required by code).

Electrical:

- Provide new light fixtures.
- Route electrical systems through wall/ceiling cavities where practical; some exposed systems may be required.

Mechanical:

- New duct routing exposed. See perspective below.



EXISTING CONDITIONS

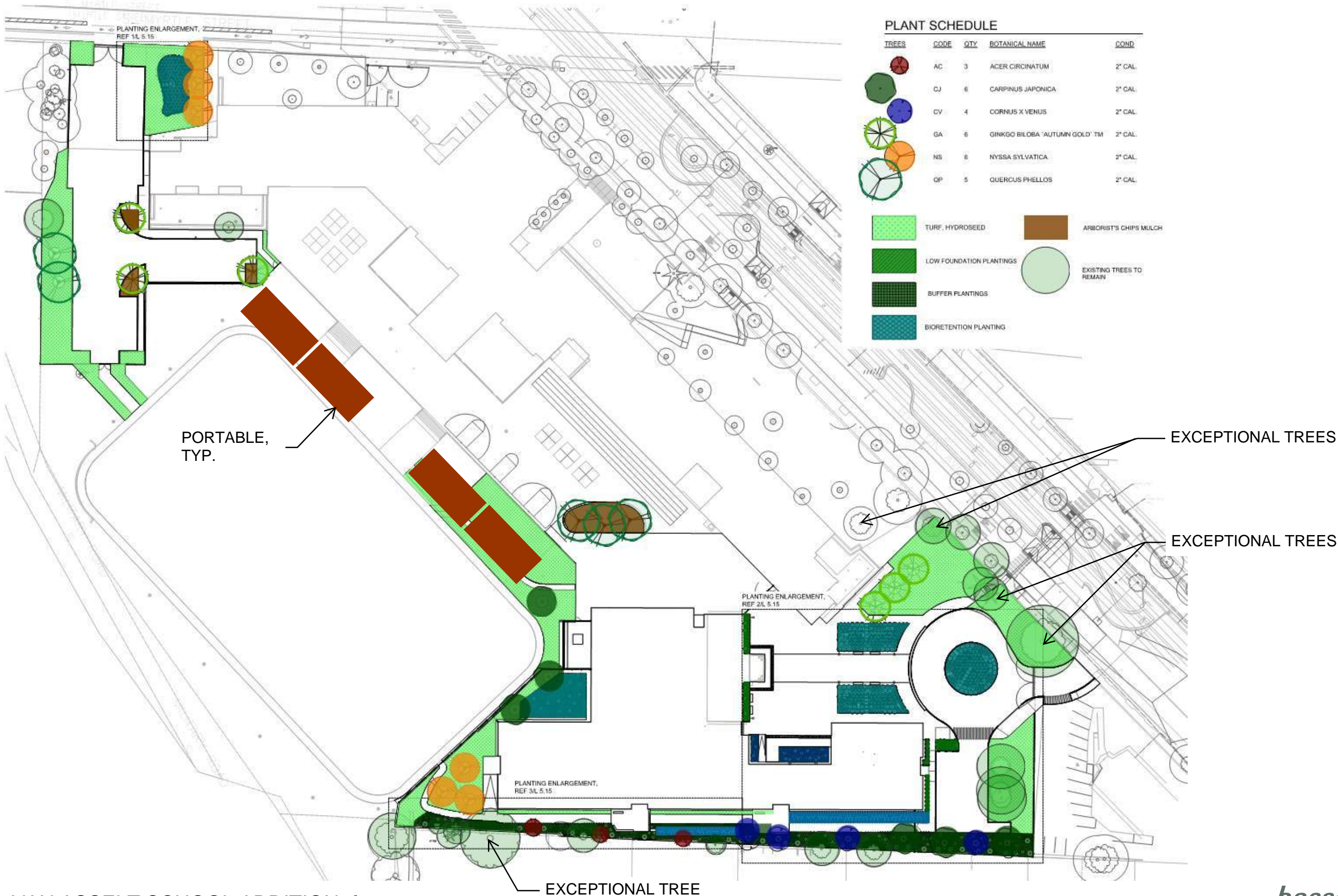


PERSPECTIVE FROM PROPOSED LOCKER ROOM LOBBY

LANDSCAPE DESIGN REVIEW

- Site Plan - General Scope of Work
- Planting Design at East Plaza
- Paving Design at East Plaza

SITE PLAN - GENERAL SCOPE OF WORK

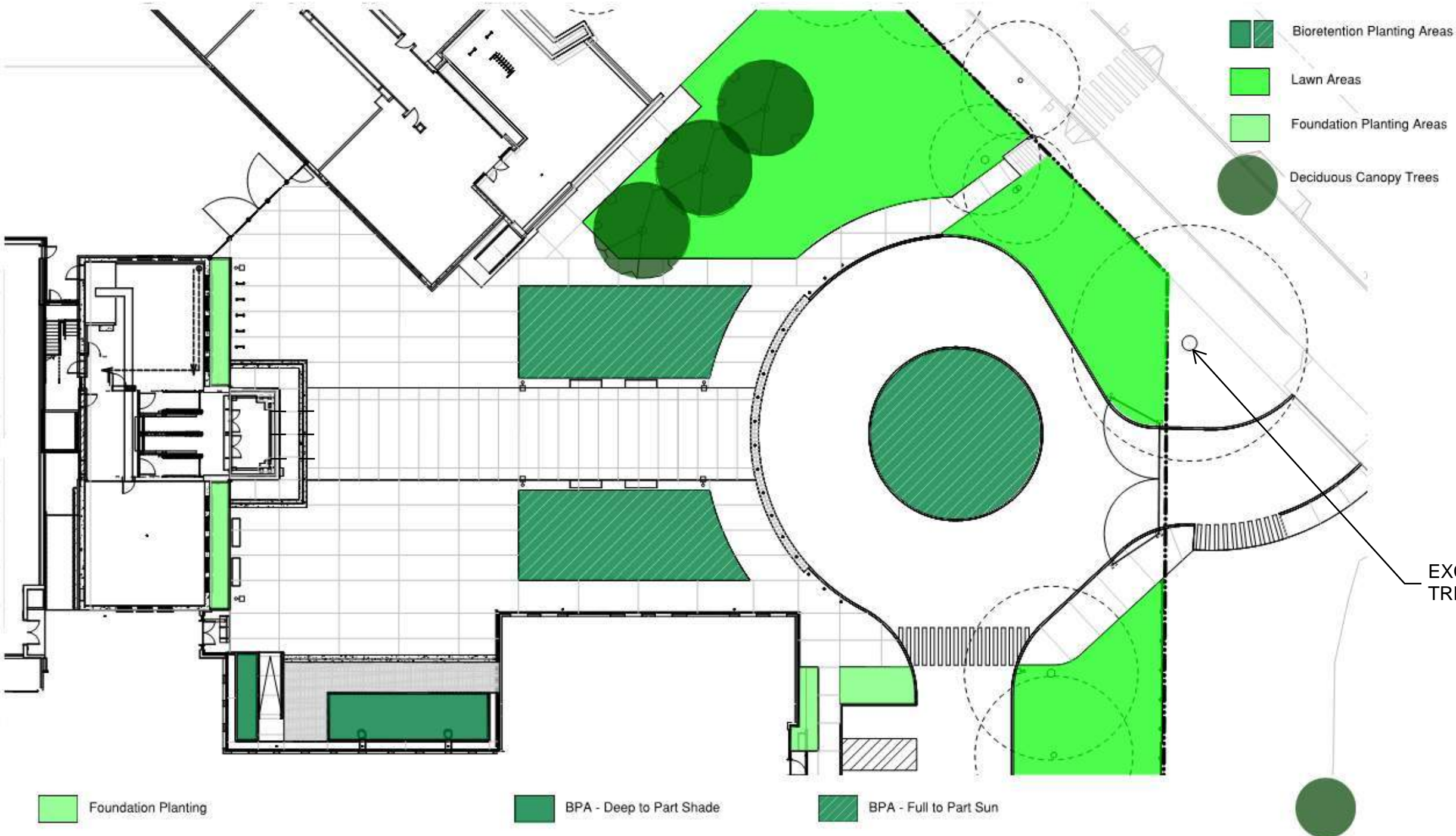


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COND.
	AC	3	ACER CIRCINATUM	2" CAL.
	CJ	6	CARPINUS JAPONICA	2" CAL.
	CV	4	CORNUS X VENUS	2" CAL.
	GA	6	GINKGO BILOBA 'AUTUMN GOLD' TM	2" CAL.
	NS	6	NYSSA SYLVATICA	2" CAL.
	OP	5	QUERCUS PHELLOS	2" CAL.

	TURF, HYDROSEED		ARBORIST'S CHIPS MULCH
	LOW FOUNDATION PLANTINGS		EXISTING TREES TO REMAIN
	BUFFER PLANTINGS		
	BIORETENTION PLANTING		

EAST PLAZA - PLANTING



Planting Scope of Work

General Notes:

- Species are selected for specific site conditions (shade to sun dependent on location).
- Species within bio-retention planting areas are selected for their seasonal tolerance of both wet and dry conditions.



Sarcococca hookeriana/ Sweetbox



Asarum caudatum/
Wild Ginger



Mahonia nervosa/
Low Oregon Grape



Polystichum munitum/
Sword Fern



Beesia deltophylla /
Beesia



Acorus gramineus
'Ogon'/ Sweetflag



Polystichum munitum/
Sword Fern



Itea virginica 'Little
Henry'/ Sweetspire



Physocarpus opulifolius
'Little Devil'/ Ninebark



Carex pachystachya/
Chamisso Sedge



Iris tenax/ Oregon Iris



Ginkgo biloba 'Autumn Gold'/
Autumn Gold Ginkgo

EAST PLAZA - PAVING

TWO
ADDITIONAL
CONCRETE
STEPS

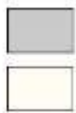
Paving Scope of Work

General Notes:

- Entry drive designed to provide necessary clearance around exceptional tree.
- Plaza and entry drive designed to accentuate the symmetry of the 1909 Building.
- Two additional concrete steps are required to meet new grade at plaza. New steps are done in material and profile as existing steps and are disconnected from existing steps by landing.

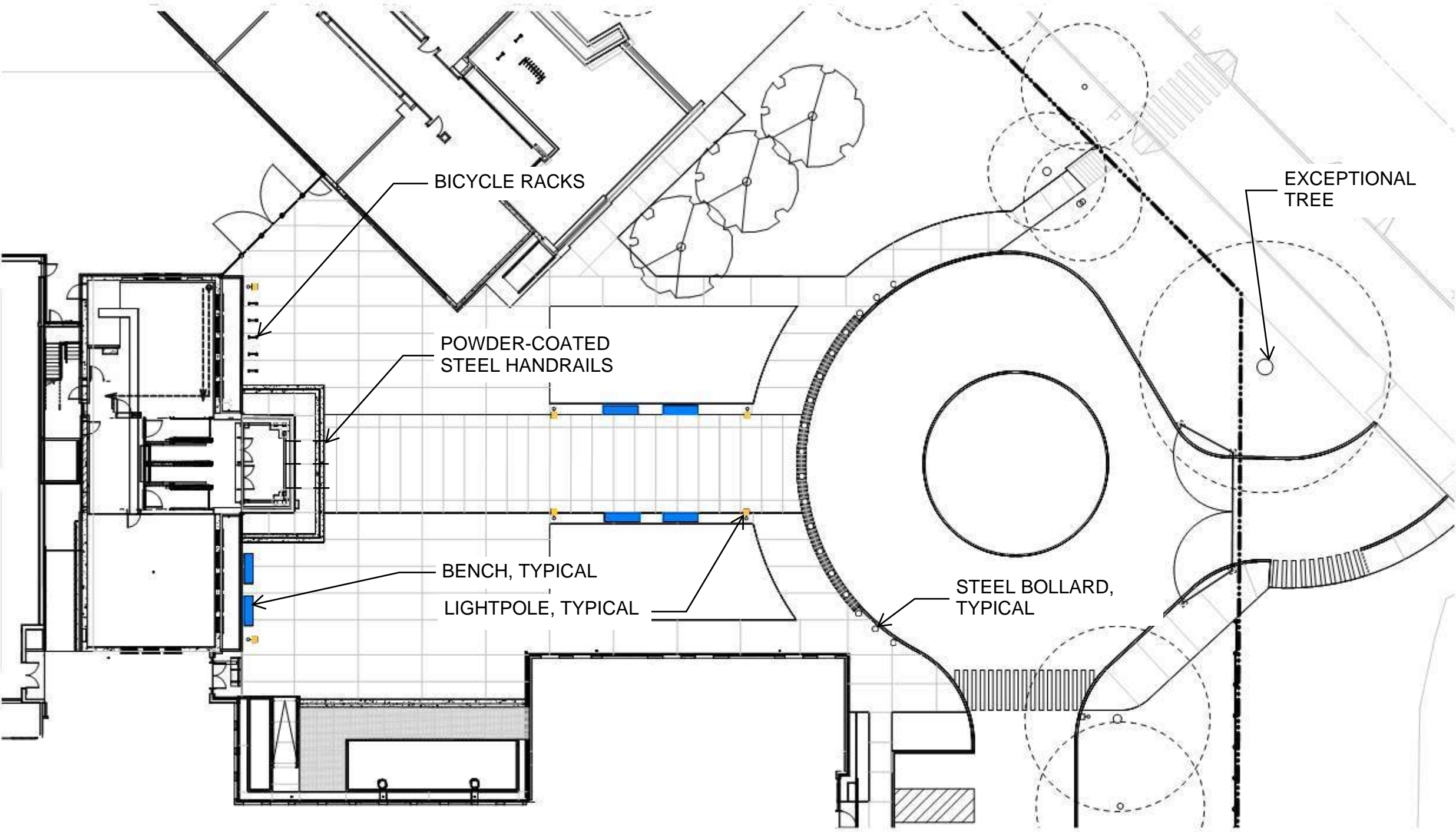
EXCEPTIONAL
TREE

TACTILE WARNING
PAVERS



- Exposed Aggregate Concrete Paving, Sawcut Joints
- Broom Finish Concrete Paving, Sawcut Joints
- Tactile Warning Pavers
- Asphalt Paving

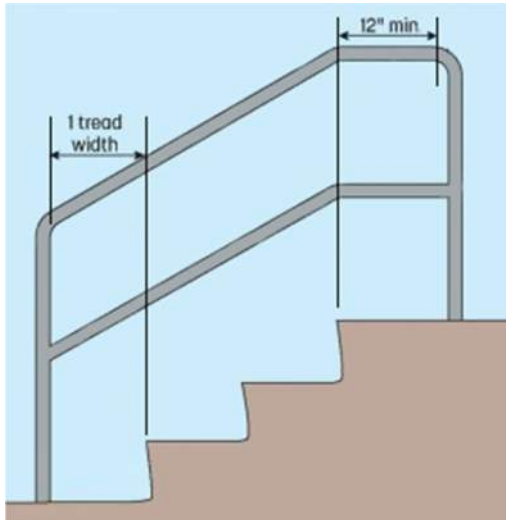
EAST PLAZA - SITE FURNISHINGS



Site Furnishing Scope of Work

General Notes:

- Providing benches and bike racks.
- Adding powder-coated steel handrail at front porch to comply to codes (similar to drawing below).



- 8' Length Steel Benches
- Bicycle Racks
- 15' Ht Light Poles
- Steel Bollards

EXTERIOR DESIGN REVIEW

- Existing Color Analysis
- Exterior Materials
- Exterior Colors

ELEVATIONS - COLOR ANALYSIS



EXISTING MATERIALS & COLORS

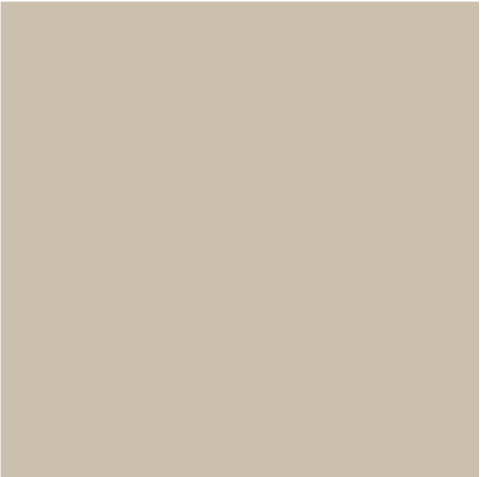


VAN ASSELT SCHOOL CIRCA 1940

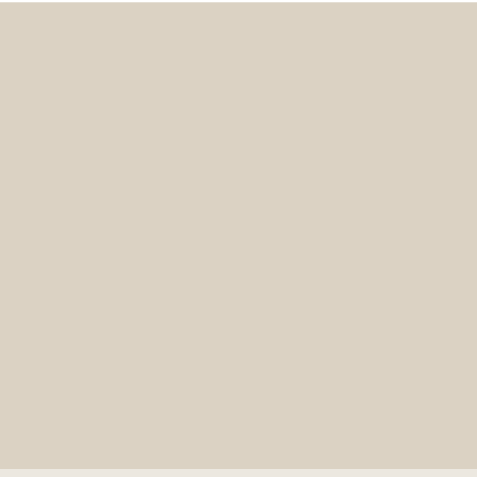


DETAILS

OBSERVED ORIGINAL COLORS



Concrete/Wood Siding
SW 7547 Sand Bar

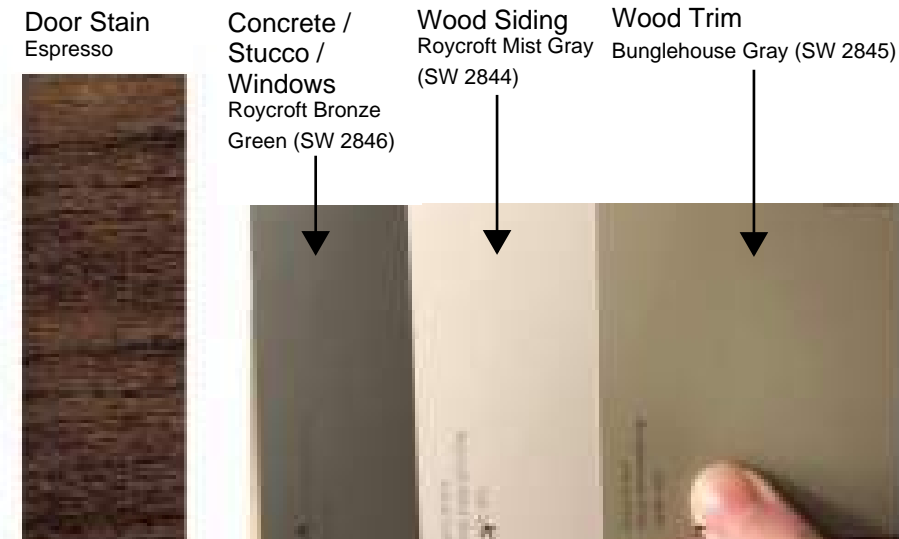
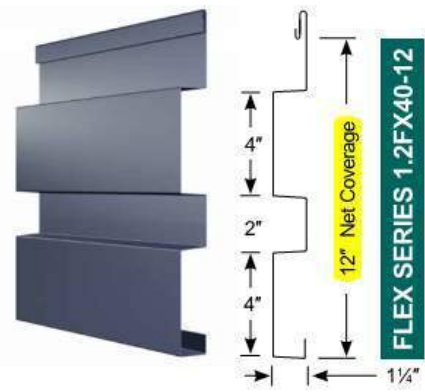
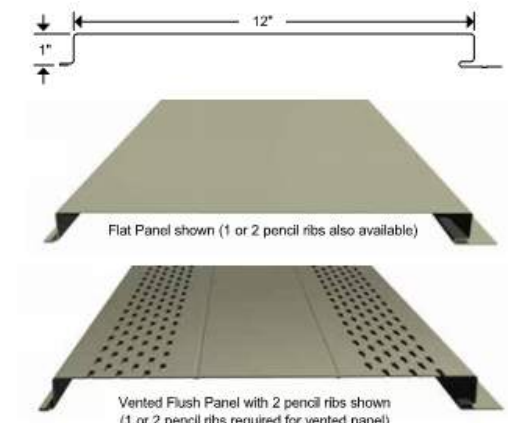
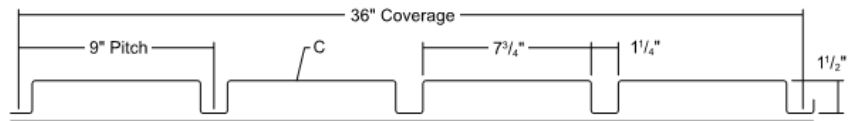


Wood Trim / Windows
SW 7567 Natural Tan

Note: Paint swatch colors as appearing on this page can vary

ELEVATIONS - SELECTED OPTION

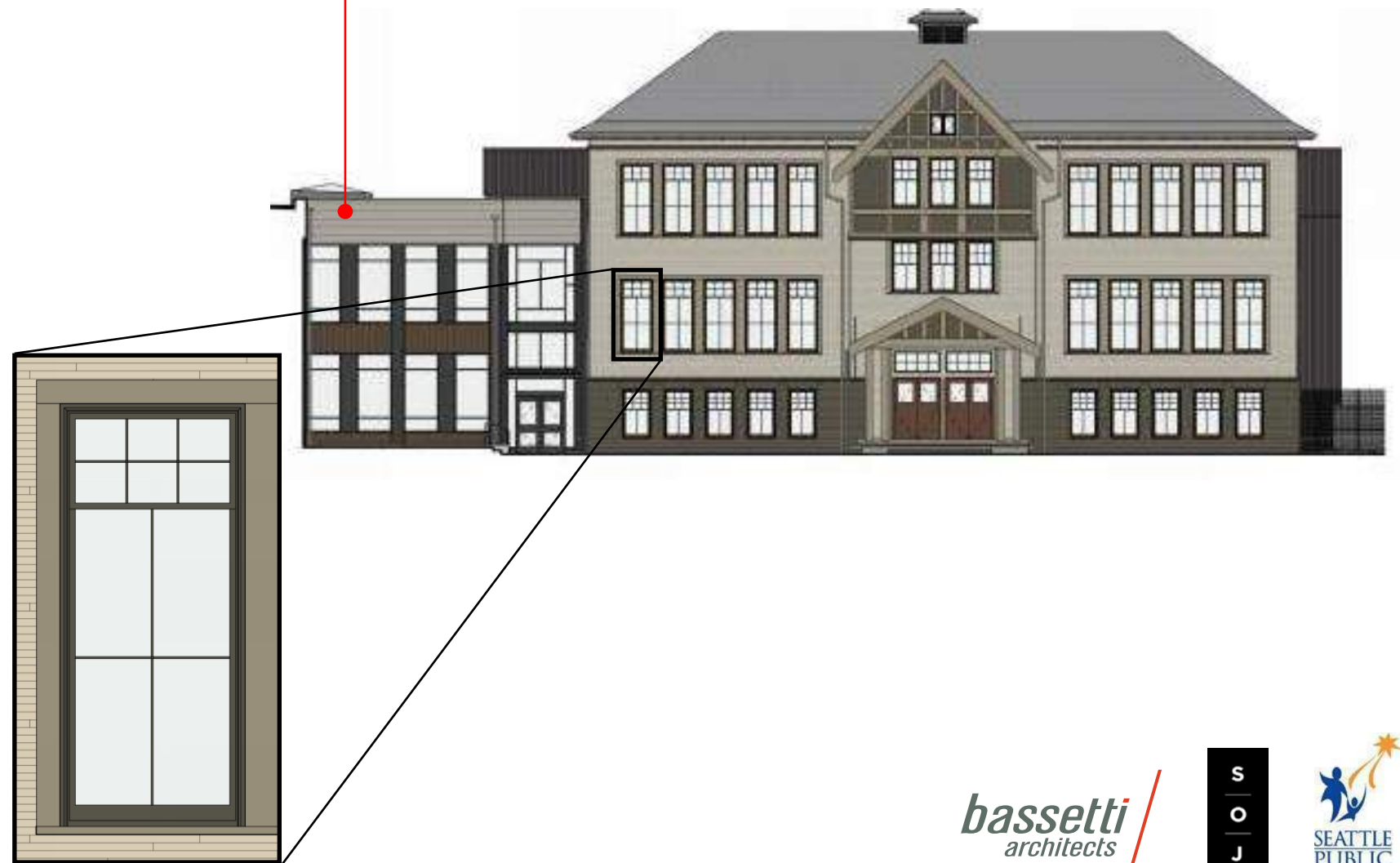
Metal Wall Panels Types



Colors for 1909 Building
(Stain and Paint Colors from Sherwin Williams)



Colors for New Addition
(Colors from Metal Panel AEC/Kawneer Standard Colors)



THANK YOU!